

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
November 21, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, November 21, 2013, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Lee Matthews
Keith Myhand
Rock Lucas
Andy White
Michael Shealy

Members Absent:

Warren Cope
Robert Spires
Pat Dunbar
David Laird

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Rebecca Conway
Walt McPherson
Janet Turner
Ralph Ford
Synithia Williams
Chris Folsom
Joe Mergo
Ron Scott

Others Present:

Brant Taylor
Bucky Drake
Don Taylor
Matt Mundy
George Osborne

The meeting for November 21, 2013, was called to order at 8:00 a.m. by Chairman Rock Lucas. Lee Matthews gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the October meeting at Tab N. Andy White made the motion to approve the October minutes and Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the October minutes was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Cope
	Matthews				Dunbar
	Myhand				Laird
	Shealy				Spires
	White				

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs O and P. Charlie Compton provided updated residential permit charts and stated the same trend has continued for permits within the unincorporated portion of the County. Residential permits for each quarter is greater than the same quarter from the previous year. It

looks as if the fourth quarter of 2013 could also be ahead of last year. For the month of October there were 92 site-built permits issued and 28 manufactured housing permits issued. For the first fifteen days of November, 15 site-built permits have been issued and 16 manufactured housing permits have been issued. It was stated that the winter season could be responsible for some of this slow-down in residential permits issued.

Mr. Compton also provided charts from a recent study of vehicle occupancy during work trips in Lexington County. Ralph Ford headed up this study to determine if the trends towards more single-occupancy vehicles in the 1990's had changed any. The observations by the staff determined that the occupancy numbers have actually gotten worse. Mr. Compton stated that if the number of occupants per vehicle had actually increased by the same amount that they in fact decreased, then we would be seeing 10% fewer vehicles on our highway during rush hours.

Zoning Map Amendment #M13-03: Chairman Lucas stated that the next item on the agenda was the Zoning Map Amendment #M13-03 at Tab Q. Walt McPherson presented this to the Commission with maps, ground photos, and aerial photos. Mr. McPherson also stated that Brant Taylor was present for any questions. This property is located along Lake Murray Boulevard and the current zoning classifications are R1, R3, and D. The requested zoning classification is C2. The property owner is Wateree Plaza LTD and the reason for the request is for a proposed residential attached activity (apartment complex).

After the presentation discussion and questions Andy White stated that he felt that those parcels that are not already R3 could be rezoned R3 instead of C2 to better match the existing zoning, and that the applicant should communicate which of the out-parcels actually need a C2 classification.

Chairman Lucas asked Mr. White if this was his motion and Mr. White stated yes. Michael Shealy seconded the motion. There was no further discussion and the vote for approval of the recommendation was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Cope
	Matthews				Dunbar
	Myhand				Laird
	Shealy				Spires
	White				

Penny for Progress Briefing: Chairman Lucas introduced Lexington County Administrator, Joe Mergo for a briefing on the *Penny for Progress* project. He presented a very detailed and informative explanation of this program and also answered questions from the Commissioners during the discussions. The Commission thanked Mr. Mergo for his explanation of the terms and conditions of everything involved within this County-wide program.

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab R. Janet Turner stated that this was information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was the Road Classifications at Tab S. Lee Matthews made the motion to approve the road classifications as recommended and Andy White seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>	Cope
	Matthews				Dunbar
	Myhand				Laird
	Shealy				Spires
	White				

Adjournment: With no further business the meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Approved,

(signature on file)

Charlie Compton
Secretary

(signature on file)

Rock Lucas
Chairman